

MOR-1

CASE NAME: D'AUR PROPERTIES, LLC
CASE NUMBER: 10-39034-45-11
PROPOSED PLAN DATE: 5/15/2011

UNITED STATES BANKRUPTCY COURT

PETITION DATE: 10/4/2010 10:29
DISTRICT OF TEXAS: SOUTHERN
DIVISION: HOUSTON

MONTHLY OPERATING REPORT SUMMARY FOR MON FEBRUARY YEAR 2011

MONTH	Oct-10	30-Nov-10	12/31/2010	1/31/2011	2/28/2011
REVENUES (MOR-6)	32,705.20	51,891.85	43,934.48	44,845.73	51,367.46
INCOME BEFORE INT, DEPREC./TAX (MOR-6)	508.75	16,335.22	13,187.44	10,891.55	15,602.90
NET INCOME (LOSS) (MOR-6)	508.75	3,558.50	410.72	307.76	5,019.11
PAYMENTS TO INSIDERS (MOR-9)	0.00	0.00	0.00	0.00	0.00
PAYMENTS TO PROFESSIONALS (MOR-9)	0.00	0.00	0.00	0.00	0.00
TOTAL DISBURSEMENTS (MOR-8)	32,196.45	48,333.35	43,523.76	49,015.94	46,656.11

The original of this document must be filed with the United States Bankruptcy Court and a copy must be sent to the United States Trustee

REQUIRED INSURANCE MAINTAINED AS OF SIGNATURE DATE		EXP. DATE
CASUALTY	YES () NO ()	01-01-2012
LIABILITY	YES () NO ()	01-01-2012
VEHICLE N/A	YES () NO ()	01-01-2012
WORKER'S	YES () NO ()	01-01-2012
OTHER	YES () NO ()	01-01-2012

CIRCLE ONE

Are all accounts receivable being collected within terms?

Yes No

Are all post-petition liabilities, including taxes, being paid within terms?

Yes No

Have any pre-petition liabilities been paid?

Yes No

If so, describe

Are all funds received being deposited into DIP bank accounts?

Yes No

Were any assets disposed of outside the normal course of business?

Yes No

If so, describe

Are all U.S. Trustee Quarterly Fee Payments current?

Yes No

What is the status of your Plan of Reorganization?

ATTORNEY NAME: CALVIN BRAUN
FIRM NAME: ORLANDO & BRAUN
ADDRESS: 3401 ALLEN PARKWAY
SUITE 101
CITY, STATE, ZIP: HOUSTON, TEXAS 77019
TELEPHONE/FAX: 713-521-0800 / 713-521-0842

I certify under penalty of perjury that the following complete
Monthly Operating Report (MOR), consisting of MOR-1 through
MOR-9 plus attachments, is true and correct.

SIGNE Walden Davis, Jr. Debtor
(OBJECTOR SIGNATURE)

WALDEN DAVIS, JR. 04-07-2011
(PRINT NAME OF SIGNATORY) DATE Revised 07/01/98

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CASE NAME: D'AUR PROPERTIES, LLC
CASE NUMBER: 10-39034-45-11

COMPARATIVE BALANCE SHEETS

ASSETS	FILING DATE*	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
	10/4/2010 0:00	10/31/2010 0:00	11/30/2010 0:00	12/31/2010 0:00	1/31/2011 0:00	2/28/2011 0:00			
CURRENT ASSETS									
Cash	0.00	508.75	4,067.25	4,477.97	307.76	5,019.11			
Accounts Receivable, Net	0.00	8,987.00	2,561.15	1,665.67	6,382.67	3,287.45			
Inventory: Lower of Cost or Market	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00			
Prepaid Expenses	1,140.00	1,140.00	1,140.00	1,140.00	1,140.00	1,140.00			
Investments	0.00	0.00	0.00	0.00	0.00	0.00			
Other									
TOTAL CURRENT ASSETS	8,640.00	18,135.75	15,268.40	14,783.64	15,330.43	16,946.56			0.00
PROPERTY, PLANT & EQUIP. @ COST	2,615,000.00	2,615,000.00	2,615,000.00	2,615,000.00	3,015,000.00	3,015,000.00			
Less Accumulated Depreciation									
NET BOOK VALUE OF PP & E	2,615,000.00	2,615,000.00	2,615,000.00	2,615,000.00	3,015,000.00	3,015,000.00			0.00
OTHER ASSETS									
1. Tax Deposits	0.00	0.00	3,189.22	4,622.76	3,337.78	3,323.50			
2. Investments in Subsidiaries	0.00	0.00	0.00	0.00	0.00	0.00			
3. Electric Deposit	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00			
4.									
TOTAL ASSETS	\$2,634,640.00	\$2,644,135.75	\$2,644,457.62	\$2,645,406.40	\$3,044,668.21	\$3,046,270.06			\$0.00

* Per Schedules and Statement of Affairs

MOR-2

Revised 07/01/98

CASE NAME: D'AUR PROPERTIES, LLC
CASE NUMBER: 10-39034-45-11

COMPARATIVE BALANCE SHEETS

LIABILITIES & OWNER'S EQUITY	FILING DATE*	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
	10/4/2010 0:00	10/31/2010 0:00	11/30/2010 0:00	12/31/2010 0:00	1/31/2011 0:00	2/28/2011 0:00	MONTH	MONTH	MONTH
LIABILITIES									
POST-PETITION LIABILITIES(MOR-4)	0.00	1,313,358.67	1,320,117.25	1,338,911.78	1,334,374.25	1,342,660.09			
PRE-PETITION LIABILITIES									
Notes Payable - Secured	1,301,670.36	0.00	0.00	0.00	0.00	0.00			
Priority Debt	0.00	0.00	0.00	0.00	0.00	0.00			
Federal Income Tax	0.00	0.00	295.00	543.00	840.00	810.00			
FICA/Withholding	0.00	94.60	395.11	900.54	1,308.56	1,278.19			
Unsecured Debt	14,339.94	14,339.94	15,978.25	15,501.10	16,032.60	24,378.81			
Other: Accrued Interest & Property Taxes									
TOTAL PRE-PETITION LIABILITIES	1,316,010.30	14,434.54	16,668.36	16,944.64	18,181.16	26,467.00			0.00
TOTAL LIABILITIES	1,316,010.30	1,327,793.21	1,336,785.61	1,355,856.42	1,352,555.41	1,369,127.09			0.00
OWNER'S EQUITY (DEFICIT)									
PREFERRED STOCK	0.00	0.00	0.00	0.00	0.00	0.00			
COMMON STOCK	0.00	0.00	0.00	0.00	0.00	0.00			
ADDITIONAL PAID-IN CAPITAL	0.00	0.00	0.00	0.00	0.00	0.00			
RETAINED EARNINGS: Filing Date	1,318,629.70	1,315,833.58	1,303,282.68	1,285,072.21	1,691,805.04	1,672,123.86			
RETAINED EARNINGS: Post Filing Date		508.75	4,067.25	4,477.97	307.76	5,019.11			
TOTAL OWNER'S EQUITY (NET WORTH)	1,318,629.70	1,316,342.33	1,307,349.93	1,289,550.18	1,692,112.80	1,677,142.97			0.00
TOTAL									
LIABILITIES & OWNERS EQUITY	\$2,634,640.00	\$2,644,135.54	\$2,644,135.54	\$2,645,406.60	\$3,044,668.21	\$3,046,270.06			\$0.00

* Per Schedules and Statement of Affairs

MOR-3

Revised 07/01/98

CASE NAME: D'AUR PROPERTIES, LLC
CASE NUMBER: 10-39034-45-11

SCHEDULE OF POST-PETITION LIABILITIES

	MONTH 10-31-201	MONTH 11/30/2010	MONTH 12/31/2010	MONTH 1/31/2011	MONTH 2/28/2011	MONTH
TRADE ACCOUNTS PAYABLE	1,790.84	1,790.84	19,091.90	16,032.60	24,378.81	
TAX PAYABLE						
Federal Payroll Taxes	94.60	690.11	1,433.54	2,148.56	2,088.19	
State Payroll Taxes	0.00	0.00	0.00	0.00	0.00	
Ad Valorem Taxes	0.00	0.00	0.00	0.00	0.00	
Other Taxes Real Estate	3,189.22	3,189.22	3,939.26	3,939.26	3,939.26	
TOTAL TAXES PAYABLE	3,283.82	3,879.33	5,372.80	6,087.82	6,027.45	0.00
SECURED DEBT POST-PETITION	1,301,670.36	1,301,670.36	1,301,670.36	1,301,670.04	1,301,670.04	
ACCRUED INTEREST PAYABLE	6,613.65	6,706.46	6,706.46	6,613.65	6,613.65	
ACCRUED PROFESSIONAL FEES*	0.00	0.00	0.00	0.00	0.00	
OTHER ACCRUED LIABILITIES						
1. Mortgage Escrow Payments to Secured Lienholder		6,070.26	6,070.26	3,970.14	3,970.14	
2.						
3.						
TOTAL POST-PETITION LIABILITIES (MOR-3)	\$1,313,358.67	\$1,320,117.25	\$1,338,911.78	\$1,334,374.25	\$1,342,660.09	\$0.00

*Payment requires Court Approval

MOR-4

Revised 07/01/98

CASE NAME: D'AUR PROPERTIES, LLC
CASE NUMBER: 10-39034-45-11

AGING OF POST-PETITION LIABILITIES

DAYS	TOTAL	TRADE ACCOUNTS	FEDERAL TAXES	Feb-11		MONTH
				STATE TAXES	AD VALOREM, OTHER TAXES	
0-30	14,793.22	9,515.81	2,088.19	0.00	3,189.22	0.00
31-60	750.04	0.00				750.04
61-90	531.50	531.50				
91+	14,331.50	14,331.50				
TOTAL	\$30,406.26	\$24,378.81	\$2,088.19	\$0.00	\$3,189.22	\$750.04

AGING OF ACCOUNTS RECEIVABLE

MONTH	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11
0-30 DAYS	8,987.00	2,561.15	0.00	4,717.00	2,670.45	
31-60 DAYS	0.00	4,875.67	0.00			
61-90 DAYS	0.00		1,665.67			
91+ DAYS	0.00			1,665.67	617.00	
TOTAL	\$8,987.00	\$7,436.82	\$1,665.67	\$6,382.67	\$3,287.45	\$0.00

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Revised 07/01/98

CASE NAME: D'AUER PROPERTIES, LLC
CASE NUMBER: 10-39034-45-11

STATEMENT OF INCOME (LOSS)

	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	FILING TO DATE
	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11				
REVENUES (MOR-1)	32,705.20	51,891.85	43,934.48	44,845.73	51,367.46				224,744.72
TOTAL COST OF REVENUES									0.00
GROSS PROFIT	32,705.20	51,891.85	43,934.48	44,845.73	51,367.46			0.00	224,744.72
OPERATING EXPENSES:									
Selling & Marketing									0.00
General & Administrative	8,500.12	18,143.64	14,418.24	12,994.16	16,141.98				70,198.14
Insiders Compensation	0.00	0.00	0.00	0.00	0.00				0.00
Professional Fees	0.00	0.00	0.00	0.00	0.00				0.00
Other: Repairs, Maintenance, Contract Lab	15,506.78	3,929.02	3,609.80	9,213.38	5,794.80				38,053.78
Other: Utilities (Water, Sewer, Waste Mgm)	8,189.55	13,483.97	12,719.00	11,746.64	13,827.78				59,966.94
TOTAL OPERATING EXPENSES	32,196.45	35,556.63	30,747.04	33,954.18	35,764.56			0.00	168,218.86
INCOME BEFORE INT, DEPR/TAX (MOR-1)	508.75	16,335.22	13,187.44	10,891.55	15,602.90			0.00	56,525.86
INTEREST EXPENSE		6,706.46	6,706.46	6,613.65	6,613.65				26,640.22
DEPRECIATION									0.00
OTHER (INCOME) EXPENSE*		6,070.26	6,070.26	3,970.14	3,970.14				20,080.80
OTHER ITEMS**									0.00
TOTAL INT, DEPR & OTHER ITEMS	0.00	12,776.72	12,776.72	10,583.79	10,583.79			0.00	46,721.02
NET INCOME BEFORE TAXES	508.75	3,558.50	410.72	307.76	5,019.11			0.00	9,804.84
FEDERAL INCOME TAXES									0.00
NET INCOME (LOSS) (MOR-1)	\$508.75	\$3,558.50	\$410.72	\$307.76	\$5,019.11			\$0.00	\$9,804.84

Accrual Accounting Required, Otherwise Footnote with Explanation.

* Footnote Mandatory. Required escrow payment to to Secured Lienholder (Mortgage) - Wells Fargo

** Unusual and/or infrequent item(s) outside the ordinary course of business requires footnote.

MOR-6

Revised 07/01/98

CASE NAME: D'AR PROPERTIES, LLC
CASE NUMBER: 10-39034-45-11

CASH RECEIPTS AND DISBURSEMENTS	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	FILING TO DATE 10-31-2010
1. CASH-BEGINNING OF MONTH	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11				
1. CASH-BEGINNING OF MONTH	\$0.00	\$508.75	\$4,067.25	\$4,477.97	\$307.76	\$5,019.11			\$0.00
RECEIPTS:									
2. CASH SALES	24,885.40	31,714.75	32,363.97	30,198.67	32,967.12				152,129.91
3. COLLECTION OF ACCOUNTS RECEIVABLE					5,765.67				5,765.67
4. LOANS & ADVANCES (attach list)									0.00
5. SALE OF ASSETS									0.00
6. OTHER (attach list)	7,819.80	8,685.85	11,570.51	4,647.06	5,944.67				38,667.89
TOTAL RECEIPTS**	32,705.20	40,400.60	43,934.48	34,845.73	44,677.46	0.00			196,563.47
(Withdrawal) Contribution by Individual Debtor MFR-2*		11,491.25	0.00	10,000.00	6,690.00				28,181.25
DISBURSEMENTS:									
7. NET PAYROLL	3,774.23	4,651.45	5,783.91	6,619.31	6,253.85				27,082.75
8. PAYROLL TAXES PAID	94.60	690.11	1,433.54	2,148.56	2,088.19				6,455.00
9. SALES, USE & OTHER TAXES PAID					134.28				134.28
10. SECURED/RENTAL/LEASES		12,776.72	12,776.72	10,583.79	10,583.79				46,721.02
11. UTILITIES & TELEPHONE	8,189.55	13,483.97	12,719.00	11,746.64	13,827.78				59,966.94
12. INSURANCE			4,382.00	4,902.00	4,382.00				13,666.00
13. INVENTORY PURCHASES									0.00
14. VEHICLE EXPENSES		154.30							154.30
15. TRAVEL & ENTERTAINMENT		349.94							349.94
16. REPAIRS, MAINTENANCE & SUPPLIES	15,506.78	3,929.02	3,609.80	9,213.38	5,794.80				38,053.78
17. ADMINISTRATIVE & SELLING	4,631.29	12,297.84	2,818.79	3,802.26	3,591.42				27,141.60
18. OTHER (attach list)									0.00
TOTAL DISBURSEMENTS FROM OPERATIONS	32,196.45	48,333.35	43,523.76	49,015.94	46,656.11	0.00			219,725.61
19. PROFESSIONAL FEES									0.00
20. U.S. TRUSTEE FEES									0.00
21. OTHER REORGANIZATION EXPENSES (attach list)									0.00
TOTAL DISBURSEMENTS**	32,196.45	48,333.35	43,523.76	49,015.94	46,656.11	0.00			219,725.61
22. NET CASH FLOW	508.75	3,558.50	410.72	-4,170.21	4,711.35	0.00			5,019.11
3. CASH - END OF MONTH (MOR-2)	\$508.75	\$4,067.25	\$4,477.97	\$307.76	\$5,019.11	\$5,019.11			\$5,019.11

*** Applies to Individual debtors only**

****Numbers for the current month should balance (match)**

RECEIPTS and CHECKS/OTHER DISBURSEMENTS lines on MOR-8

Revised 07/01/98

CASE NAME: D'AUR PROPERTIES, LLC
CASE NUMBER: 10-39034-45-11

CASH ACCOUNT RECONCILIATION
MONTH OF Feb-11

BANK NAME	CHASE	#	PAYROLL	#	TAX	OTHER FUNDS	TOTAL
ACCOUNT NUMBER	# 854580865						
ACCOUNT TYPE	OPERATING						
BANK BALANCE	7,806.29	0.00		0.00		0.00	\$7,806.29
DEPOSITS IN TRANSIT	0.00	0.00		0.00		0.00	\$0.00
OUTSTANDING CHECKS	2,787.18	0.00		0.00		0.00	\$2,787.18
ADJUSTED BANK BALANCE	\$5,019.11	\$0.00		\$0.00		\$0.00	\$5,019.11
BEGINNING CASH - PER BOOKS	307.76						\$307.76
RECEIPTS*	44,677.46						\$44,677.46
TRANSFERS BETWEEN ACCOUNTS (WITHDRAWAL) OR CONTRIBUTION BY INDIVIDUAL DEBTOR MFR-2	0						\$0.00
CHECKS/OTHER DISBURSEMENTS*	6,690.00						\$6,690.00
	-46,656.11						(\$46,656.11)
ENDING CASH - PER BOOKS	\$5,019.11			\$0.00		\$0.00	\$5,019.11

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*Numbers should balance (match) TOTAL RECEIPTS and
TOTAL DISBURSEMENTS lines on MOR-7

Revised 07/01/98

CASE NAME: D'AUR PROPERTIES, LLC
CASE NUMBER: 10-39034-45-11

PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown for the month, list the amount paid to insiders (as defined in Section 101(31)(A)-(F) of the U.S. Bankruptcy Code) and the professionals. Also, for insiders, identify the type of compensation paid (e.g., salary, commission, bonus, etc.) (Attach additional pages as necessary).

INSIDERS: NAME/COMP TYPE	MONTH	Oct-10	MONTH	Nov-10	MONTH	Dec-10	MONTH	Jan-11	MONTH	Feb-11	MONTH
1. NONE		0.00		0.00		0.00		0.00		0.00	
2.											
3.											
4.											
5.											
6.											
TOTAL INSIDERS (MOR-1)		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00

PROFESSIONALS	MONTH	Oct-10	MONTH	Nov-10	MONTH	Dec-10	MONTH	Jan-11	MONTH	Feb-11	MONTH
1. NONE		0.00		0.00		0.00		0.00		0.00	
2.											
3.											
4.											
5.											
6.											
TOTAL PROFESSIONALS (MOR-1)		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	\$0.00

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Revised 07/01/98